

APPROVAL BY GOVERNING BODY

NOTES:

The process of vacation and resubdivision shown on this plat is carried out pursuant to decrees of the Circuit Court of Fauquier County. The two decrees entered 4/19/73 and the decree entered 6/20/77. New plats of which this is one, replace the former plats shown in D.B. 250-625, D.B. 251-302, and D.B. 252-528, which are void ab initio. In addition to voiding the former plats, the court also required that landowners vacate all interests which they might have in the voided plats.

The property shown is not located in a 100 year flood defined flood zone. See community panel #250-525A.

This property is zoned R-2. See Board of Supervisor's resolution of 1995 Mar 25th.

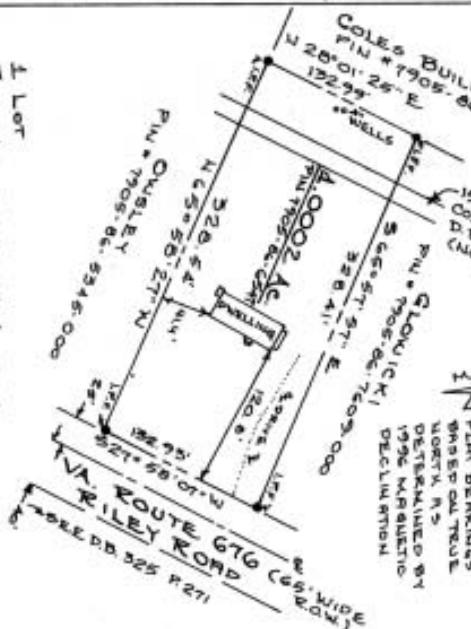
With respect to the existence of a water main easement at the back of the property which was shown on the void plat 250-625 (and which contained no water main), the court ruled that any and all claims to such and subsequent use see without merit and void. See statement of the Fauquier County Water and Sewerage Commission dated 10/20/2005.

The dwelling on this property was built from the time of its construction in 1970, connected to a public water supply source originally the Broken Hills Water Corp., now owned by Fauquier County Water and Sanitation Authority. The wells shown on the plat were installed in 1984 to provide an additional source of supply of liquid potable water for use on the ground. A use not containing unique trademarks or symbols for portable water, fuel oil, propane, etc. At present, there is no additional source of supply of liquid potable water for use on the ground.

Site is over 2000 meters from U.S. Geological Survey geodetic control point.

COLES BUILDING CORP
FIN #7905-86-5070-000
15' WIDE C/P TELEPHONE
CO. OF VR P497
(NOW V497)

MAGNETIC NORTH
TRUE NORTH



1 LOT
TOTAL AREA: 1,0002 ACRES

SCALE: 1"=100' DATE: 5-12-2005

TRCT. NO.: 0855-1 SHEET 1 OF 1

RICHARD H. VOGEL
LAND SURVEYOR
PHONE: (540) 347-2100

OWNER'S CONSENT STATEMENT

THE SUBDIVISION OF THE LAND DESCRIBED HEREIN IS WITH THE PLATE, CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

John D. Lightfoot
John D. Lightfoot
Dated: June 2005.

STATE OF VIRGINIA, COUNTY OF FAUQUIER TO: *D. Ball*

A Notary Public in the State of Virginia, to certify that *John D. Lightfoot*, whose name is signed to the foregoing statement of consent, has acknowledged said the same before me this 12 day of June, 2005.

John D. Lightfoot
John D. Lightfoot
Notary Public
COMMERCIAL BLDGS (DATE)
4-30-2006

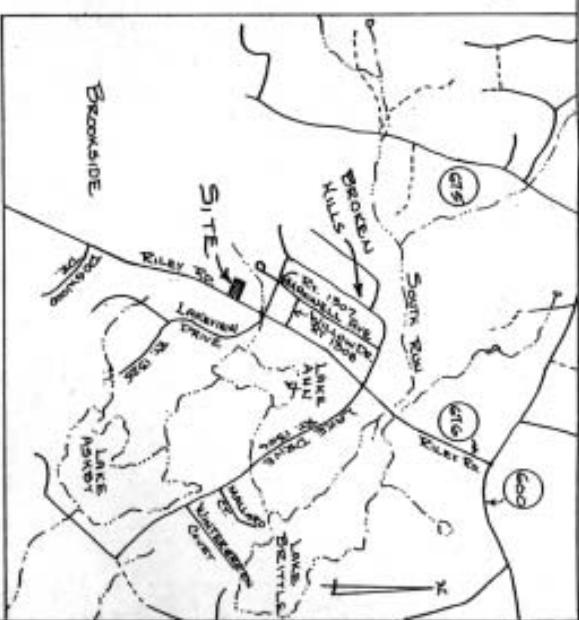
SURVEYOR'S CERTIFICATE
VICINITY MAP
SCALE 1" = 2000'

I, RICHARD H. VOGEL, A.D.A.M. CERIFIED LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY SHOWN IS IN THE NAME OF:

LEIGHTON, LEIGHTON, D.B. 259 PAGE 515

I FURTHER CERTIFY THAT THIS PROPOSED SUBDIVISION IS WHOLLY WITHIN THE ABOVE MENTIONED TRACT, AND THE COSES AND DISTANCES ARE ACCURATELY CALCULATED AND THAT SURFACE PERMANENT CONTROLS HAVE BEEN SET SO THAT EACH LOT IS MARKED CONVENIENTLY AND PERMANENTLY ON THE GROUND.

VARIANCE GRANTED BY
BOARD OF ZONING APPEALS
THE BOARD OF ZONING APPEALS,
ON NOVEMBER 6, 1997, GRANTED
VARIANCE #41987 ON 2.07 FEET
FOR LOT ADJOINING PROPERTY PLAT
195 FEET REQUIRED BY ZONING
DECREES UNDER R-1 ZONING.



PLAT OF VACATION & SUBDIVISION OF LEIGHTON PROPERTY	
RECEIVED	
RECEIVED RICHARD H. VOGEL, A.D.A.M. C.L.S. #897	SEP 18 2005
COMMUNITY DEVELOPMENT FAUQUIER COUNTY VA	